

CHAPTER 3.2 LOW DENSITY (RS-5) ZONE

Section 3.2.10 - PURPOSE

This zone implements the Low Density Residential Comprehensive Plan designation, which allows from two to six dwelling units per acre. The RS-5 Zone is retained to provide land use and development standards for areas of the City that were zoned RS-5 and platted to urban densities as of December 31, 2000. Additionally, the RS-5 Zone is retained for areas of the City that were zoned RS-5 as of December 31, 2000 and are less than or equal to 1 acre in size.

The RS-5 Zone also applies to single-family residential areas greater than 1 acre in size and that were zoned RS-3.5 at the time of adoption of this Code. The RS-5 Zone is intended to provide opportunities for a broader range of lot sizes and housing types, consistent with Comprehensive Plan policies that support comprehensive neighborhoods and affordable housing.

Section 3.2.20 - PERMITTED USES

3.2.20.01 - Ministerial Development

a. Primary Uses Permitted Outright

1. Residential Use Types
 - (a) Family
2. Residential Building Types
 - (a) Single Detached
 - (b) Single Detached (Zero Lot Line)
 - (c) Single Attached (Zero Lot Line, 2 units)
 - (d) Attached (Townhouse, 3 units)
 - (e) Duplex
 - (f) Multi-Dwelling (Triplex only)
3. Civic Use Types
 - (a) Community Recreation
 - (b) Postal Services - Customer

(c) Public Safety Services

b. Accessory Uses Permitted Outright

1. Accessory Dwelling Units subject to provisions in section 4.9.40 of Chapter 4.9 - Additional Provisions
2. Colocated/attached wireless telecommunication facilities on nonresidential structures that do not increase the height of the existing structures, subject to the standards in Chapter 4.9
3. Essential Services
4. Day Care, Family, as defined in Chapter 1.6
5. Home Business, as defined in Chapter 1.6
6. Horticulture (personal use)
7. Model Dwelling Units
8. Other development customarily incidental to the primary use in accordance with Chapter 4.3 - Accessory Development Regulations
9. Required off-street parking for uses permitted in this zone in accordance with Chapter 4.1 - Parking, Loading, and Access Requirements
10. Sports and Recreation (personal use)
11. Tree, Row, and Field Crops (personal use)

3.2.20.02 - Special Development

a. Conditional Development - Subject to review in accordance with Chapter 2.3 - Conditional Development and all other applicable provisions of this Code.

1. Colocated/attached wireless telecommunication facilities on nonresidential structures that increase the height of the existing structures, subject to the standards in Chapter 4.9 - Additional Provisions
2. Day Care, Commercial Facility, as defined in Chapter 1.6
3. Cultural Exhibits and Library Services

4. Freestanding wireless telecommunication facilities, subject to the standards in Chapter 4.9
5. Funeral and Interment Services (interring and cemeteries only)
6. Group Residential
7. Group Residential/Group Care
8. Lodges, Fraternal and Civil Assembly
9. Major Services and Utilities
10. Minor Utilities subject to standards in Chapter 4.9
11. Participant Sports and Recreation (Indoor and Outdoor)
12. Religious Assembly
13. Residential Care Facilities
14. Schools

3.2.20.03 - General Development

- a. **Plan Compatibility Review** - Subject to review in accordance with Chapter 2.13 - Plan Compatibility Review and other applicable provisions of this Code.
 1. Projections such as chimneys, spires, domes, and towers not used for human occupancy and exceeding 20 ft. over the height of the structure or 40 ft. in height, whichever is less, in accordance with section 4.9.50 of Chapter 4.9 - Additional Provisions. Note: Flagpoles are subject to height requirements in section 4.7.70.b of Chapter 4.7 - Sign Regulations.

Table 3.2-1
Section 3.2.30 - RS-5 DEVELOPMENT STANDARDS

	Standard
a. Minimum Density	2 units per acre for existing platted lots as of December 31, 2000; however, all new residential subdivisions and planned developments in this zone shall achieve a minimum density of 3 units per dwelling acre
b. Maximum Density	6 units per acre

c. Minimum Lot Area 1. Single Detached and Attached 2. Duplex 3. Triplex	6,000 sq. ft. 8,000 sq. ft. 12,000 sq. ft.
d. Minimum Lot Width 1. Single Detached and Attached 2. Duplex 3. Triplex	60 ft. 80 ft. 120 ft.
e. Minimum Setbacks (all building types)** 1. Front yard 2. Rear yard 3. Side yard (a) Single Detached (b) Single Attached and Zero Lot Line Detached (c) Duplex and Triplex 4. Corner lot	15 ft. (unenclosed porches may encroach into front yards up to a maximum of 6 feet) 15 ft. 5 ft. minimum each side yard 0 ft. one side; 8 ft. minimum on opposite side ¹ 10 ft. minimum each side (interior attached townhouses exempt from interior side yard setbacks) 15 ft. on side abutting the street (and vision clearance in accordance with section 4.1.40.c)
f. Minimum Garage/Carport Setbacks 1. Garage/carport entrance parallel to street 2. Garage/carport entrance sideways/perpendicular to street	19 ft. 15 ft. Setbacks from alleys in accordance with section 4.0.60.j Garages/carports are also subject to the provisions in Chapter 4.10 - Pedestrian Oriented Design Standards

¹ Prior to building permit approval, the applicant shall submit a recorded easement between the subject property and abutting lot next to the yard having the zero setback. This easement shall be sufficient to guarantee rights for maintenance purposes of structures and yard, but in no case shall it be less than 5 ft. in width.

g.	Setbacks from Properties Zoned Agricultural-Open Space (AG-OS)	When residential development is proposed next to AG-OS land, a minimum 50-ft.-wide continuous plant or plant/berm buffer is required. Additionally, the minimum setback adjacent to AG-OS is 100 ft. It is the applicant's responsibility to provide the buffer.
h.	Maximum Structure Height	30 ft., not to exceed a solar envelope approved under chapters 2.18 or 4.6
i.	Maximum Lot Coverage²	50 percent of lot area maximum; interior attached townhouses exempt from this provision
j.	Off-Street Parking	See Chapter 4.1

**Outdoor components associated with heat pumps and similar equipment for residential structures shall not be placed within any required setback area. When located outside a setback area, but within 5 - 10 ft. of a property line, such equipment shall be screened on all sides with a solid fence or wall at least 1 ft. higher than the equipment. When located outside a setback area, but greater than 10 ft. from a property line, such equipment requires no screening. Equipment screening requirements for nonresidential structures shall be in accordance with Chapter 4.2.

Section 3.2.40 - GREEN AREA REQUIREMENTS

- a.** A minimum of 50 percent of the gross lot area (or a minimum of 30 percent for center-unit townhouses on interior lots) shall be retained and improved or maintained as permanent green area (landscaping, unprotected preservation areas, and/or pedestrian amenities such as sidewalks, plazas, multi-use paths, patios, decks, etc.). A minimum of 15 percent of the gross lot area shall consist of vegetation (landscaping or naturally preserved vegetation).
- b.** Landscaping within the required green area shall be permanently maintained in accordance with Chapter 4.2 - Landscaping, Buffering, Screening, Natural Resource Protection, and Lighting. Landscaping shall primarily consist of ground cover, ferns, trees, shrubs, or other living plants with sufficient irrigation to properly maintain all vegetation. Drought-tolerant plant materials are encouraged. Design elements such as internal sidewalks, pedestrian seating areas, fountains, pools, sculptures, planters, and similar amenities may also be placed within the permanent green areas.
- c.** Within the required green area for single-family dwellings (attached and detached) and duplexes, a private outdoor space equal to at least 10 percent of the total lot area per dwelling unit shall be designed to be viewable and accessed by the interior space via doors and windows. Within the required green area for multi-dwellings, a private outdoor space equal to at least 48 sq. ft. per dwelling unit shall be designed to be viewable and accessed by the interior space via doors and

² Includes area occupied by buildings, parking, and circulation of automobiles.

windows. These private outdoor space requirements may be met by providing private side or rear yard areas, patios, and/or balconies for dwelling units.

Section 3.2.50 - MIX OF HOUSING TYPES

A mix of permitted housing types is encouraged in the RS-5 Zone and shall be required for larger development projects in the zone. To promote such a mix, developments greater than 5 acres in size shall comply with the variety of housing types requirements outlined in Chapter 4.9 - Additional Provisions.

Section 3.2.60 - COMPLIANCE WITH PEDESTRIAN ORIENTED DESIGN STANDARDS OF CHAPTER 4.10

3.2.60.01 - Required Compliance

The pedestrian oriented design standards of Chapter 4.10 shall apply to the following types of development in the RS-5 Zone:

- a. All new buildings or structures for which a valid permit application has been submitted after December 31, 2000;
- b. Developments subject to Conditional Development and/or Planned Development approval, as required by a condition(s) of approval(s); and
- c. Independent or cumulative expansions of a nonresidential structure in existence and in compliance with this Code on December 31, 2000, or constructed after December 31, 2000 pursuant to a valid Conceptual or Detailed Development Plan approved on or before December 31, 2000, shall comply with the pedestrian requirements of Chapter 4.10 - Pedestrian Oriented Design Standards, sections 4.10.70.02 through 4.10.70.05, with allowances for choices among some standards as identified in 4.10.70.01, provided that:
 1. The expansion adds floor area of more than 3,000 sq. ft.; or
 2. The expansion adds floor area of more than 500 sq. ft. and is equivalent to more than 20 percent of the existing structure's gross floor area.

3.2.60.02 - Exceptions to Compliance

Independent or cumulative expansions of a nonresidential structure in existence and in compliance with this Code on December 31, 2000, or constructed after December 31, 2000 pursuant to a valid Conceptual or Detailed Development Plan approved on or before December 31, 2000, shall not be required to comply with the design standards of Chapter 4.10 provided that:

- a. The expansion adds floor area of 500 sq. ft. or less; or
- b. The expansion adds floor area of 3,000 sq. ft. or less and is equivalent to 20 percent or less of the existing structure's gross floor area.

Section 3.2.70 - VARIATIONS

Variations from development and design standards (i.e., standards in this chapter and in other Code chapters that discuss parking, landscaping, public improvements, and pedestrian oriented design standards) may be allowed through the Planned Development and Lot Development Option processes outlined in chapters 2.5 and 2.12 of the Code.